

ORDER OF AN EXECUTIVE OFFICER

To: **Jihad Ajour Rose Marie Hamze**
 "the Owner" "the Owner"

RE: Those housing premises located in Strathcona County, Alberta and municipally described as:
 1, 52521 Range Road 222
 Ardrossan
 Alberta T8E 2G2

WHEREAS I, an **Executive Officer of Alberta Health Services**, have inspected the above noted premises pursuant to the provisions of the Public Health Act, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder in any manner the prevention or suppression of disease, namely:

- a. The septic field was in disrepair with a hose placed into the septic tank chamber. Effluent was being pumped from the hose onto the property.
- b. The basement bedroom window did not meet emergency egress requirements. The opening portion of the window measured 19.5 inch (495.3 mm) x 19.5 inch (495.3 mm).
- c. Walls and flooring in the basement were warped, damp and in places waterlogged due to sewage backup in the utility room, bedroom, office room and gym space.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. The septic field was in disrepair with a hose placed into the septic tank chamber. Effluent was being pumped from the hose onto the property. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states "Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pump out sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition."
- b. The basement bedroom window did not meet emergency egress requirements. The opening portion of the window measured 19.5 inch (495.3 mm) x 19.5 inch (495.3 mm). This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states "Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15")."
- c. Walls and flooring in the basement were warped, damp and in places waterlogged due to sewage backup in the utility room, bedroom, office room and gym space. This is in contravention of Section 1(c) of the Minimum Housing and Health Standards, which states that "Building materials that have been damaged or show evidence of rot or other

deterioration shall be repaired or replaced". And Section 5 of the Minimum Housing and Health Standards, which states that "All walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean."

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair or replace the private sewage disposal system so it is in proper operating condition. Provide the appropriate Safety Codes approvals to this office.
 - b. Replace the basement bedroom window to meet emergency egress requirements.
 - c. Remove and replace material damaged due to sewage backup. Sanitize remaining material with a sanitizing solution. Ensure the finishes are in good repair.
2. The work referred to in paragraph 1 shall be completed by September 8, 2026.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Strathcona County, Alberta, August 7, 2026.

Confirmation of a verbal order issued to Jihad Ajour on August 7, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or https://www.albertahealthservices.ca/eph/eph.aspx
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You have the right to appeal

A person who is directly affected by a decision may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board c/o Central Reception Main Floor, ATB Place North Tower 10025 Jasper Avenue NW Edmonton, Alberta, T5J 1S6 Phone: 780-222-5186 Fax: 780-422-0914 Email: HealthAppealBoard@gov.ab.ca

Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Sherwood Park • Strathcona County Health Centre • Environmental Public Health

2 Brower Drive, Sherwood Park, Alberta, Canada T8H 1V4

<https://www.ahs.ca/eph>